

DRR 13/120 - Appendix 1 - Town Centres Individual Site Updates – September 2013

Site	Lead Officer	Background	Position Statement
<u>Bromley</u>			
Site A: Bromley North	Network Rail The Council Linden Homes Lead: KM	The Council has received the judgement with regards the Statutory Challenge to Policy OSA. An Order was issued that quashes Policy OSA in its entirety. It requires the Council to prepare, publish, consult upon and promote a new policy for the OSA site. It is proposed that this be dealt with in the forthcoming Local Plan, as it is at an appropriate stage of development.	Position A strategic option to re-examine land uses for the redevelopment of the Bromley North Station site was included in the papers approved for consultation purposes the LDF Sub-committee in December 2012 and the Development Control Committee in January 2013. Officers are continuing to work with TfL to examine the business case underpinning a potential extension of the DLR to Bromley North. TfL have appointed consultants to undertake economic and design feasibility and viability assessments of a number of options and these are due to report in the Autumn.
Site B: Tweedy Rd	The Council Lead: KM /HH	The AAP states that the site could accommodate a scheme for around 70 residential units. One option being examined is a short term car park use, to meet a drop in overall capacity whilst the Hill MSCP is refurbished and Westmoreland MSCP is redeveloped.	Position It is being used as a (temporary) compound for storing materials and plant relating to Bromley North Village for a two year period before being returned to its existing use.

		Further work undertaken concerning a temporary parking option for the site (approx 100 spaces) is underway. The traffic model is now available to assess the impact of any future use on the A21.	
Site C: Town Hall	The Council Lead: HH	Site allocated for mixed use development comprising Hotel and/or offices.	Position Heads of Terms have been agreed and negotiations on the detailed terms of the agreement for lease and the leases have now been completed. A report seeking authority to enter into the agreements is to be considered by the Council's Executive Committee on 11 th September 2013. Cathedral will aim to submit their planning application within 6 months of entering into the conditional contract. They aim to start on site in the summer of 2014 and to open the hotel and conference centre in late 2015.
Site F: Civic Centre	The Council Lead: HH	Following a review of the options, it has been agreed that in the short term, up to 2015, the Council will concentrate on meeting its accommodation needs through the more efficient use of the campus site, undertaking limited investment in maintenance. Anne Springman and Joseph Lancaster blocks have been vacated.	Position A report on options for the short term use of Ann Springman and Joseph Lancaster blocks is being prepared for consideration by the Executive.
Site G: West of High street	Various Lead: KM	Major site in the AAP, allocated for mixed use development incorporating residential, retail and community and health facilities.	Position See main report

		AAP Inspector recommended that a Masterplan should be prepared for the site and adopted by the Council as supplementary planning guidance.	
Site J: Bromley South	Network Rail Lead: KM	Network Rail is improving the station, in particular; access. Improvements will cover drop off facilities, disabled access, internal layout, repairs and refurbishment of the building.	Position Timescale: Lifts have been operational since early September and the new ticket office and entrance hall is now completed. Work is also progressing on establishing a permanent kiss and drop off point on the Waitrose access road as part of the Outer London Fund round 2 allocations.
Site K: Westmoreland Road car park	The Council Lead: HH	Mixed use development site comprising cinema, A3/4/5 uses, residential, hotel and re-provision of public car parking. Cathedral Group selected as the Council's development partner in December 2008 after a competitive process. The proposal includes a multi-screen cinema, 200 residential units, 130 bedroom hotel, restaurants and cafes, plus associated parking and public realm enhancements.	Position Work is progressing in accordance with the programme plan and is due for completion by Autumn 2015.
Site L: Former DHSS	Land Securities /Trillium Bromley Christian Centre. Lead: KM	The AAP Policy seeks a comprehensive redevelopment of the Crown Buildings and the adjacent Bromley Christian Centre Site. The Policy seeks a mixed use scheme including hotel, residential and replacement of office floorspace.	Position Telereal Trillium, the owners of the Crown Buildings are considering resubmitting a planning application for a mix use scheme consisting of offices and apartments.

<p>Bromley North Village</p>	<p>Lead: KM</p>	<p>In support of transformational public realm improvements an Area Based bid to the Transport for London, as part of the Mayor's 'Great Spaces' initiative, has been successful in providing access to £3.3M .</p> <p>£1.5m has been allocated in the Council's Capital Programme 2012/13 in support of this project and a further £800k has allocated from round 2 of the Outer London Fund.</p>	<p>Position</p> <p>Works are now underway in east Street and High Street. The scheduled finish is winter 2014, with a break in works in December 2013 to avoid works during the busy Christmas retail period.</p> <p>A significant issue with a water main in High Street has caused some early difficulties, but LBB are in negotiation with Thames Water over possible solutions.</p>
<p>Orpington</p>			
<p>Orpington Town Centre</p>	<p>Lead : KM</p>	<p>Planning permission has been granted for a mixed use scheme, including a cinema and retail units, on the site of the Crown Buildings, which have been demolished.</p> <p>Orpington Police Station (Police Training facility), is currently available for redevelopment.</p>	<p>Position</p> <p>The new owner is seeking to implement a comprehensive improvement programme for the Walnuts Shopping Centre which will see Crown Buildings redeveloped for additional retail floorspace and a cinema. Planning permission has been granted for the scheme. Authority has been obtained to sell the Council's freehold interest in an area adjoining Crown Buildings which is required for the scheme. Crown Buildings have been demolished and the developer is progressing negotiations for the pre-letting of the new units.</p> <p>Discussions are on-going with the designers and block manufactures to identify the cause of the failures and a permanent solution. In the short term the main area has been resurfaced in 'tarmac' to maintain safety. Permanent repairs are due to be completed in 2013</p>

The Priory	Colin Brand	The Council were successful in a first round application to the Heritage Lottery Fund and have received a development grant to work up detailed designs and plans to support a second round application, due in December 2013.	Caroe Architecture have been appointed as the specialist conservation architect lead for a multi-disciplinary design team to develop detailed designs to support a second round application to the Heritage Lottery Fund. Redman Partnership have also been appointed and will have responsibility for the museum exhibition and interpretation design for the project. Designs are currently being developed to RIBA Stage C. A report outlining project progress is being considered by the Executive in October 2013. Due to some of the findings of the survey work undertaken, it is now expected that the second round application will be made in March 2013.
Beckenham			
Public Realm Improvements	Lead: KM	The Draft Local Implementation Plan (LIP), submitted to TfL in December 2010, indicates that, following the implementation of the Bromley North Village project, the Council envisages that Beckenham town centre would potentially be the subject of a future Major Schemes bid. This is supported by the inclusion in the LIP of an indicative sum of £150k of TfL funding for scheme development in 2013/14.	Position Please see separate report on the agenda

Penge			
Penge Renewal Strategy	Lead: Colin Brand	Renewal Strategy has been published.	Position The lease of the property in Green Lane identified for the new library has been completed and design work is being progressed. Timescale: A potential opening of May/June 2014
Office and Employment Floorspace.			
Office Floorspace	Lead Various	<p>The AAP makes provision for 7,000 sq metres of additional office floorspace in the Plan period. This was allocated on Opportunity Site A (2,000) and Opportunity Site C (5,000).</p> <p>Given the revised policy position for Site A and the possibility that Site C could be redeveloped as a hotel, there is a concern that there could be insufficient provision made for future office employment growth in the town.</p> <p>DTZ were commissioned to produce a Retail, Office, Industry and Leisure Study, which informed the production of policy options for the Local Plan consultation which was carried out in Autumn 2012. These options examined the future supply and demand for employment floorspace and current and future designation of employment sites.</p>	<p>An office workshop took place on 17th July 2013 as part of the launch of the summer edition of the Invest Bromley magazine. The event was well attended by a selection of local and national property agents and local businesses. As part of the Local Plan review the Council is proposing to re-examine the office policy in Bromley town centre with a view to designating an office core around Bromley South Station.</p> <p>The Council is also considering promoting an Article 4 Direction on offices in Bromley town centre to restrict their permitted development right to convert to residential.</p>